

This Indenture made the 25th day of November in the year of our Lord one thousand nine hundred and sixty-four (1964)

Between WILMA S. ROLLER, Widow, of the City of Philadelphia,
Commonwealth of Pennsylvania

(hereinafter called the Grantor), of the one part, and

FREDERICK S. WALLACE, JR., & DOROTHY WALLACE, his wife, both of the City
of Philadelphia, Commonwealth of Pennsylvania

(hereinafter called the Grantees), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of

TWENTY-FOUR THOUSAND (\$24,000.00) DOLLARS----- lawful
 money of the United States of America, unto her well and truly paid by the said Grantees,
 at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has
 granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and

sell, release and confirm unto the said Grantees, their heirs and assigns, as tenants by the
 entireties

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-
 ments thereon erected, described according to a Survey and Plan thereof
 made by Joseph F. Delany, Surveyor and Regulator of the 5th Survey
 District on the 28th day of March, A.D. 1955, as follows, to wit:

SITUATE at the corner formed by the intersection of the Easterly side
 of 2nd Street (70 feet wide) with the Southerly side of Butler Street
 (50 feet wide), in the 33rd Ward of the City of Philadelphia.

CONTAINING in front or breadth on said 2nd Street 41 feet 10 inches and
 extending of that width in length or depth Eastwardly the Northerly line
 thereof along the Southerly side of Butler Street and the Southerly line
 parallel with said Butler Street, passing through the center of a certain
 cinder block wall 133 feet to a certain 15 feet wide driveway leading into
 and from the said Butler Street.

BEING the same premises which Adelphi Research and Manufacturing Co., a
 co-partnership, by Indenture dated 4/5/1955 and recorded 4/12/1955 in the
 Department of Records of the City of Phila. in Deed Book MLS 913, page 274,
 granted and conveyed unto Emil Roller and Wilma S., his wife, in fee, as
 tenants by entireties. And the said Emil Roller departed this life on the
 27th day of January, 1958, whereupon the premises became vested in afore-
 said Wilma S. Roller, in fee.

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TOGETHER with the free and common use, right, liberty and privilege of the aforesaid driveway as and for a driveway and passageway at all times hereafter forever, in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof. It is expressly understood and agreed by and between the parties hereto that the use of the said driveway aforesaid is restricted in use thereof by the Grantees herein, their heirs and assigns as a driveway to and from Butler Street only.

UNDER AND SUBJECT to certain building restrictions of record as contained in Deed Books JJC 105, page 279, JMH 2120, page 283, and JMH 2129, page 248.

3751 North 2nd Street



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Together with all and singular the building

improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of her

the said grantor, as well at law as in equity, of, in, and to the same.

To have and to hold the said lot or piece of ground above described with the building and improvements thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever, as tenants by the entireties.

And the said Grantor, her

heirs, executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that she, the said Grantor and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against her, the said Grantor and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under her, or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof, the party has

her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

John M. Lippert
John L. [Signature]

Wilma S. Roller (SEAL)
WILMA S. ROLLER

"The state & city stamps affixed
represents full consideration
including liens & encumbrances."

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Commonwealth of Pennsylvania
County of Philadelphia

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On this, the 25th day of November, 1962, before me, a Notary Public
residing in the Commonwealth of Pennsylvania
personally appeared Wilma S. Roller - Widow
the undersigned Officer,

known to me (satisfactorily proven) to be the person whose name is (was) subscribed to the within
instrument, and acknowledged that she, executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

CHARLES A. CARDANO, JR.
Notary Public, Philadelphia, Pa.
My Commission Expires 11-1-1964

NOTARY PUBLIC

COMMONWEALTH BANK
TITLE INSURANCE COMPANY

DEED

WILMA S. ROLLER, WIDOW, of
the City of Philadelphia,
Commonwealth of Pennsylvania

TO

FREDERICK S. WALLACE, JR. and
DOROTHY WALLACE, his wife,
both of the City of Philadel-
phia, Commonwealth of
Pennsylvania

PREMISES: 3751 North 2nd St.
Philadelphia, Pa.

752-S
C. Clark Co., Phila. 3-64

Leonard Spear, Esq.
2100 Lewis Tower Bldg.
Philadelphia, Penna.

The address of the above-named Grantee

is 3751 North 2nd Street, Phila. Pa.

On behalf of the Grantee

Nov 25 2 52 PM '64

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STATE OF PENNSYLVANIA
CITY OF PHILADELPHIA 68:

I, Florence H. Scott, Ed. D., Commissioner of Records, in and for the City of Philadelphia do hereby certify that the above and foregoing is a true and correct copy

of *Deed*

found of record in my office

in *Deed* Book *CAD* No. *329*

Page *341*, & c. *344*

Witness my hand and seal of office this *14th*

day of *March*

A.D. 19 *89*



Florence H. Scott
Florence H. Scott, Ed. D.
Commissioner of Records

